

**John C. and Margaret K. White  
Horticultural Park  
Public Planning Workshop  
March 22, 2005**

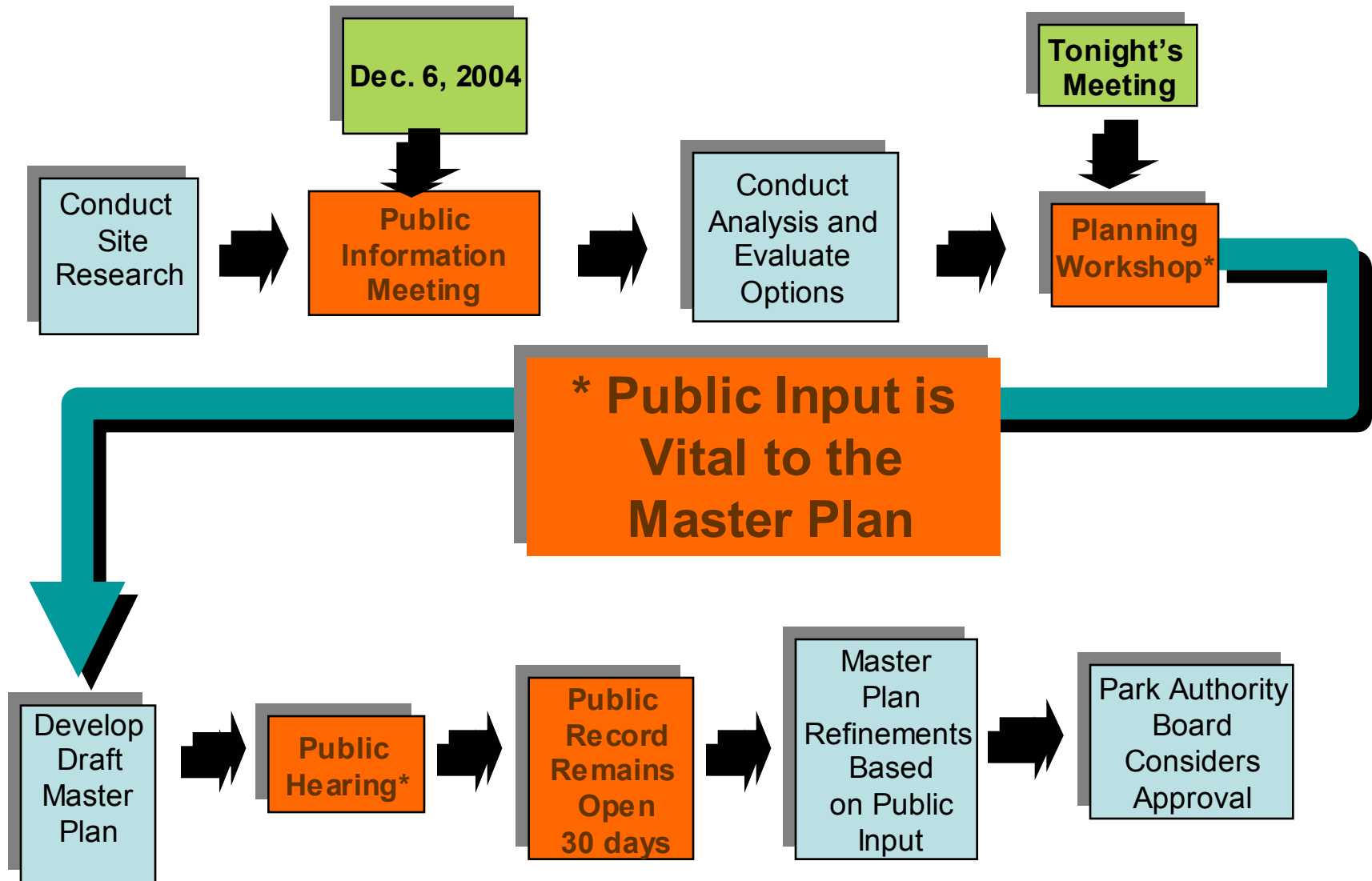


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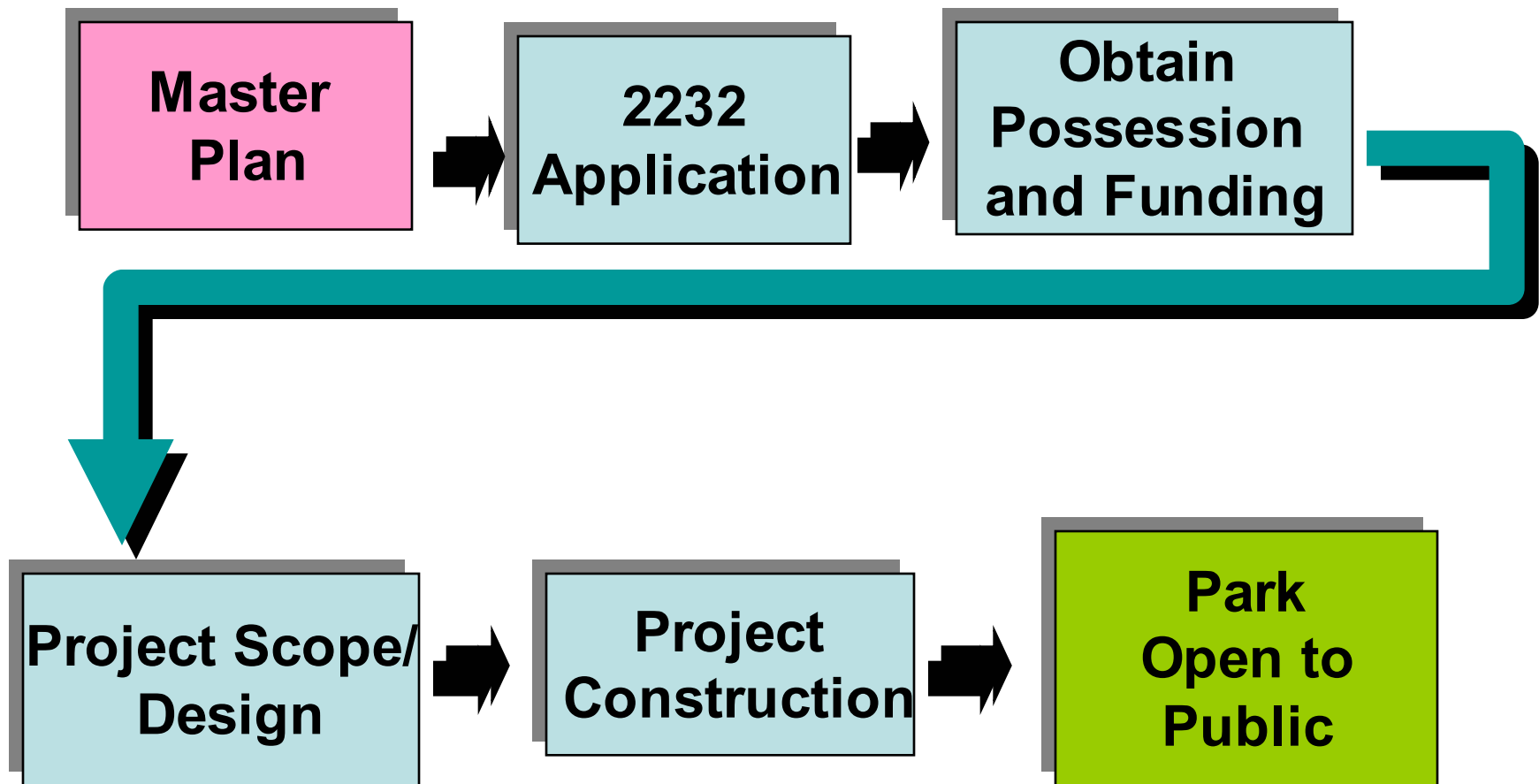


## John C. and Margaret K. White Horticultural Park Master Plan Process





# **John C. and Margaret K. White Horticultural Park Post Master Plan Process**



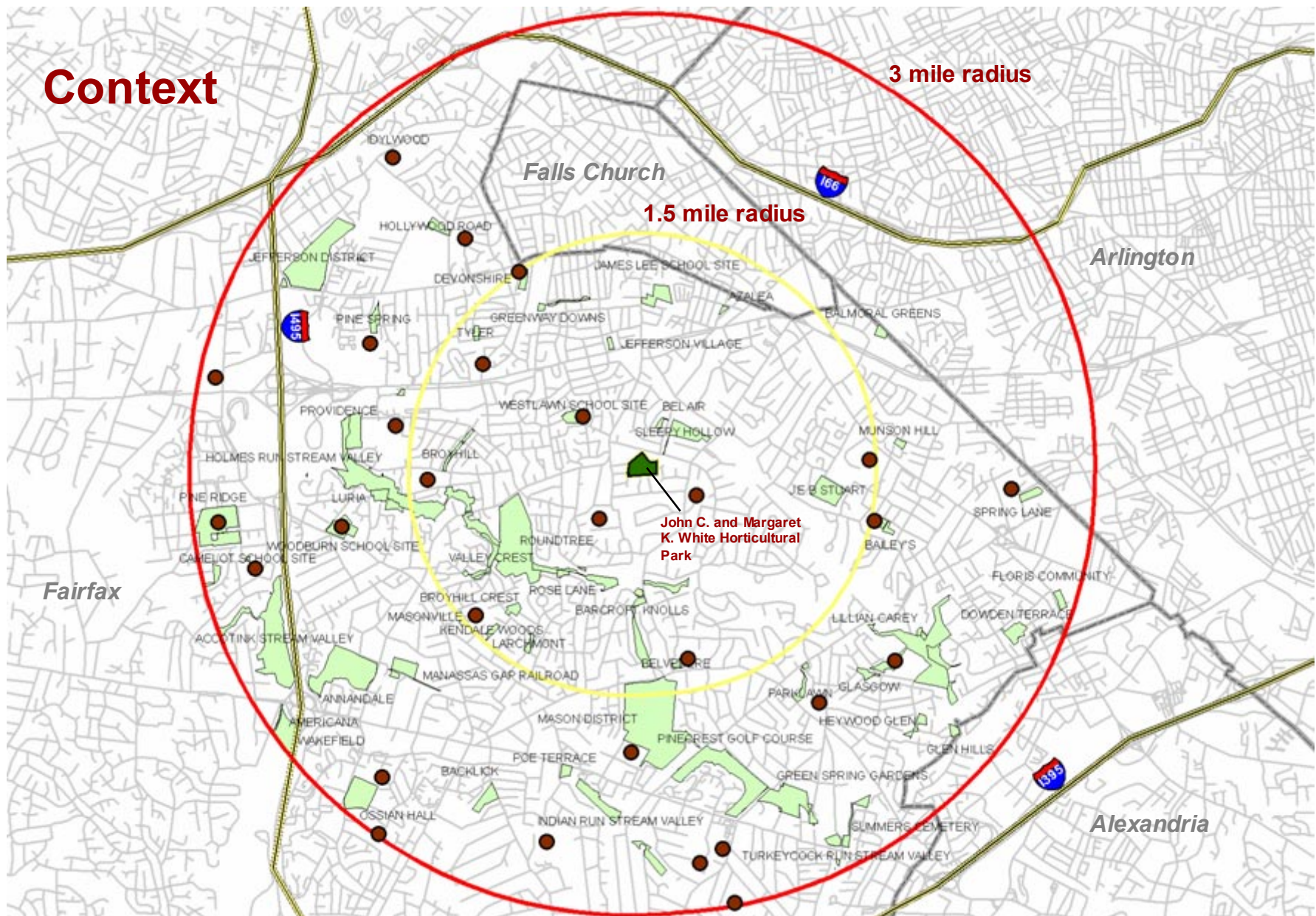
# Proposed Park Purpose

- Preserve, protect, maintain and enjoy the horticultural, natural and cultural resources
- Provide educational and inspirational use of the resources.
- Provide passive recreation opportunities.
- Provide horticultural program opportunities
- Provide unique outdoor and garden experiences for users of all ages and abilities
- Provide linkage to horticultural programs at Green Spring Gardens Park

# Existing Conditions



**John C. and Margaret K. White Horticultural Park**



## John C. and Margaret K. White Horticultural Park

# Site Overview/ Analysis & Character Areas



# Residence Surrounds



## Conditions and Issues

- Centrally located on high point with nice views of upper garden and field
- Opportunity to re-use house, porch, and greenhouse
- Existing driveway is unpaved
- Open area with shade trees, potential for gathering areas
- Access for emergency vehicles



# Upper Garden



## Conditions and Issues

- Largest collection of horticultural resources, very well maintained
- Most contained garden area, well screened from surrounding area
- Feeling of intimate outdoor rooms
- Flat topography
- Highest sensitivity to change



# Lower Garden



## Conditions and Issues

- Large collection of horticultural resources
- Adjacent neighborhood visible, may require screening
- Maintenance required to improve condition of garden area (invasives)
- Feeling of more open outdoor rooms



## Conditions and Issues

- Possible re-use of barn, shed, and camellia house for storage/ maintenance
- Utilitarian character
- Large shade trees/ horticultural resource value not as high
- Disturbed area in former house location
- Sewer/water hook-up would replace septic field
- Possible location for overflow parking and visitor comfort facilities



## Utilitarian Area



# Woodlands



## Conditions and Issues

- Large patches of mature oak-hickory forest
- Predominantly dense stands with full overhead canopy
- Existing paths could be improved for continuous, accessible trail system
- High degree of wildlife habitat
- Woodlands provide screening from surrounding neighborhoods
- Exotics in some areas require maintenance



# Field

## Conditions and Issues

- Largest enclosed open area separated from neighboring properties
- Gentle topography
- Nice open views across site
- Opportunities for large gatherings and event space
- Potential to convert to higher ecological or ornamental value (native grasses or wildflowers)



## White Property Entrance



Princess Anne

### Conditions and Issues

- Current entrance at end of Princess Anne Road
- Narrow, wooded and unpaved
- Establishes character of park
- Steep topography



# Princess Anne

Princess Anne

## Conditions and Issues

- Would require road improvements (remove roadway and widen to 18') and cul de sac at end of road
- Least circuitous route from secondary road
- Tree clearing may be required



# Rolfs Road

## Conditions and Issues

- Would require road improvements (repave and widen to 18') and cul de sac at end of road
- Less circuitous route from secondary roads
- Flat topography
- Less disturbance to character areas
- Tree clearing required

Rolfs Road



# Hawthorne Right-of-Way

## Conditions and Issues

- Historic roadbed
- Would allow access from either Princess Anne and/or Rolfs
- Tree clearing required



# Kerns Road

Kerns Road

easement

## Conditions and Issues

- May require easement
- Access from secondary road
- Steep topography
- Impacts to north woodland area
- Accessibility may be difficult



## Conditions and Issues

- Road extension abandoned in 1988
- Connecting parcel owned by BOS
- ~~Little~~ clearing necessary
- Impacts to open field and views from core of property
- Circuitous route
- Long distance from building area

**Goldsboro Road**

**Goldsboro Road**



# Horseman Road



## Conditions and Issues

- Circuitous route
- Impacts to pond and drainage area
- Impacts to open field and views from core of property

Horseman Road

Goldsboro Road

## Public Facility/Safety Requirements

- Assume minimum of 30 parking spaces
- ADA parking and access to key features
- Safety/maintenance vehicles require access to buildings
- Standard sized turn-around area will be necessary at parking area



**John C. and Margaret K. White Horticultural Park**

## Maintenance Requirements

- Storage area for on-site maintenance equipment (riding mowers, Cushman-type vehicles)
- Safe dry storage of products and materials
- Composting area



Example of maintenance building at  
McCrillis Gardens

John C. and Margaret K. White Horticultural Park

## Use Preferences

- On the matrix chart provided, check the uses are appropriate and desirable
- What other uses would you propose???



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# Design/Function Elements

Use the large site maps provided (one per group) to show preferences for access and circulation opportunities:

- Vehicle entry preference
- Parking area preference (tape scaled cut-outs to preferred location)
- Overflow parking area (general location indicated with marker)
- Maintenance/Storage needs are proposed in the area behind the barn—if this is not the preferred location, suggest other
- General vehicular circulation
  - From entrance to parking
  - From entrance to Maintenance/Storage Area
- Pedestrian access points

**John C. and Margaret K. White Horticultural Park**

## **Next Steps**

- **Complete Landscape Management Plan**
  - **Draft and Publish Park Master Plan**
  - **Hold Public Hearing (late Spring 2005)**
  - **FCPA Board Considers Approval (Summer 2005)**
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- A decorative graphic consisting of several overlapping, wavy green lines that flow horizontally across the lower half of the slide, creating a sense of movement and design.

**John C. and Margaret K. White Horticultural Park**



# **John H. and Margaret K. White Horticultural Park Master Plan**

## **Written Comments**

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Fairfax, VA 22035

## **Email Comments**

[parkmail@fairfaxcounty.gov](mailto:parkmail@fairfaxcounty.gov)

## **Park Authority Website**

<http://www.fairfaxcounty.gov/parks>